

Chadds Ford Township Board of Supervisors Meeting
October 6, 2004
M I N U T E S

OFFICIALS PRESENT: George M. Thorpe, Chairman
Deborah Love D'Elia, Vice Chairman
Garry Paul, Member
Hugh A. Donaghue, Township Solicitor
Kevin Matson, EIT, for James C. Kelly, Township
Engineer
Richard J. Jensen, Building Inspector, CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

Mr. Thorpe called the meeting to order at 7:48 PM (delayed start time due to Conditional Use Hearing of Calvary Chapel) and announced that at the applicants' requests, presentations on proposals for both 111 Marshall Road and Ridge Road had been removed from the agenda. The Pledge of Allegiance was recited. Mr. Thorpe welcomed everyone and identified the emergency exits.

PUBLIC COMMENT – CHADDS FORD RESIDENTS

Fred Reiter of Atwater Road shared a recent experience with Aetna Insurance regarding the unexpected receipt of a check.

Jim Murray of Ringfield announced the upcoming Civic Association Clean Up Day, scheduled for October 16th, with the following Saturday as a rain date. Supplies had been already been picked up from PennDOT and all residents are welcomed to join in the effort.

Debbie Reardon of Tally Ho Drive asked if any news had come regarding the intersection of Ridge and Heyburn Roads. Mr. Thorpe responded that PennDOT representatives had viewed the site, and while agreeing that something should be done, stated that the intersection would not be reconstructed. PennDOT suggested that the intersection may be converted to a four way stop instead of the current two way stop.

Roger Ayscough of Harvey Road complained of excessive noise caused by motorcycles from Hannum Harley-Davidson using Harvey Road for test drives. Mr. Ayscough had visited the dealership to complain, but nothing had changed. Mr. Thorpe, Mr. Donaghue and Mr. Jensen discussed the issue, with Mr. Thorpe volunteering to investigate the situation and report back on what can be done.

STATE POLICE REPORT

Trooper Robert Kirby of the Pennsylvania State Police, Media Barracks, presented the State Police Report and discussed the recent rash of burglaries in the Township. Seven burglaries had occurred since September 1st. One resident described the burglar as a white male, about six feet, weighing 250 pounds. Entry is gained by kicking in either the front or back door. Cash and jewelry have been stolen.

Trooper Kirby warned people to lock cars, windows and doors and to report suspicious cars and

people. Mr. Prabel suggested making a note of the date and license plate of any strange car that may be parked in the neighborhood. Ms. Love D'Elia asked what rights residents have in such a situation. The trooper responded that residents have the right to protect people and property while a burglar is in their home. People can best help by providing specific descriptions as to the burglar, cars, etc. In response to a question from Mrs. Force, the patrolman stated that police still check pawn shops for stolen items.

Mrs. Love D'Elia thanked the Pennsylvania State Police for their help during the recent flooding caused by tropical storm Jeanne.

APPROVAL OF MINUTES – September 1, 2004

Minutes of the September 1, 2004 meeting had been circulated for review and revisions had been made by Mr. Thorpe.

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MOTION TO APPROVE BOARD OF SUPERVISOR MINUTES OF September 1, 2004

Upon motion and second (D'Elia, Paul), the Supervisors approved the minutes of September 1, 2004, as presented this evening.

REPORTS

SUPERVISORS' REPORT

Mr. Thorpe reported that two or more Supervisors had been together at the following meetings:

- 9/10/04 Mrs. Love D'Elia and Mr. Paul met with representatives of Fulton Bank to discuss financing for Turner's Mill;
- 9/14/04 all three Supervisors had met with representatives of the Delaware Valley Regional Finance Authority regarding proposed financing for Turner's Mill;
- 9/15/04 all three Supervisors met with members of the Chadds Ford Township Sewer Authority and Tom Smith, PE, of Spotts, Stevens and McCoy to review items contained in the Toll Brother PRD Resolution;
- 9/17/04 Mrs. Love D'Elia and Mr. Paul met with Richard Jensen to review code enforcement and building, and
- 9/30/04 Mrs. Love D'Elia and Mr. Thorpe met with Peter Barsz, CPA, Township financial advisor, for a review of 2003 financial figures and to review various financing proposals for Turner's Mill;

TREASURER'S REPORT

Mrs. Furlong reported the following figures as of September 30, 2004:

Total all deposits to General Fund:	\$ 70,986.95
Total disbursements General Fund:	\$ 39,218.08
Total disbursements Escrow Account:	\$ 40,246.30
Cash Accounts Balances	\$ 877,154.48

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (D'Elia, Paul), the Supervisors unanimously voted to approve the Treasurer's Report for September, 2004, and authorized the payment of bills in the amount of \$39,218.08, as listed in the Journal Report.

ROADMASTER'S REPORT

Joe Barakat, Acting Roadmaster, presented the Roadmaster's report for the month of September. A copy follows these minutes.

Mr. Prabel commented on the PennDOT repaving of Ring Road. Mr. Thorpe noted that the "Creek Road former Route 100" sign had been damaged and suggested ordering a replacement.

PLANNING COMMISSION

Mrs. Furlong presented the Planning Commission report for the meeting that had been held on Wednesday, September 8, 2004. A full copy of the minutes is attached.

Mrs. Force reported that Bill Taylor, Planning Commission Chairman, had just undergone triple bypass surgery and was doing well.

ZONING HEARING BOARD

Mr. Wandersee was present to report that members of the Zoning Hearing Board met on Wednesday, September 29, 2004 to review the application of Chadds Ford Township for the property

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known as Turner's Mill, located at Route 1 and Ring Road. A full copy of the report follows these minutes. The next meeting, scheduled for Wednesday, October 20, 2004 at the request of applicant Zommick McMahon for property at 111 Marshall Road, will likely be continued.

HARB

Mr. Jensen presented Certificates of Appropriateness for Turner's Mill and for welcome signs the Civic Association plans to install within the historic district.

MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS – TURNER'S MILL

Upon motion and second (D'Elia, Paul), the Board of Supervisors unanimously voted to issue a Certificate of Appropriateness as recommended by the Historic and Architectural Review Board for the proposed exterior paint colors for Turner's Mill, located at Route 1 and Ring Road.

MOTION TO APPROVE CIVIC ASSOCIATION SUGGESTED SIGNAGE

Upon motion and second (Paul, D'Elia) the Board of Supervisors unanimously voted to issue a Certificate of Appropriateness as recommended by the Historic and Architectural Review Board for "Welcome to Chadds Ford" signs as proposed by the Civic Association.

SEWER AUTHORITY

Mr. Murray presented the Sewer Authority report for the month of September, 2004, a copy of which follows.

Board members and Mr. Murray discussed problems with the capacity of the current culvert on Ridge Road in rainy weather conditions.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen presented the Building Inspector/Code Enforcement Officer's report for the month of September. A written report and accompanying checks had been submitted to the Board for review.

Mr. Jensen also reported on a legal action that had been filed and enforcement notices that had been issued. There was discussion as to the illegal presence and use of an apartment located at 1851 Creek Road. This problem had been previously prosecuted. Mr. Jensen will follow up on the matter. Mrs. Love D'Elia questioned how best to determine where apartments may illegally exist within the Township.

TOWNSHIP ENGINEER

Mr. Kelly did not have a written report prepared, but had previously recommended that the Board approve an improvement security escrow release for the Cornerstone project, with a balance of \$23,980.00 to remain. A punch list had been sent to Commercial Advisors regarding the Brandywine Drive. Kelly Engineers met on October 5, 2004 with representatives from both Spotts, Stevens and McCoy and Toll Brothers regarding the proposed waste water treatment plant at Turner's Mill. A task list setting forth the responsibilities for the Camp Sunset Hill project was near completion and will be submitted to the Board for review.

OPEN SPACE COMMITTEE

Chairman Debbie Reardon presented the Open Space report for the meeting held on September 9th. A full copy of the report follows these minutes.

Mrs. Love D'Elia asked that any resident interested in serving on the Open Space Committee contact Mrs. Reardon. Mrs. Love D'Elia also announced that the appropriate letters regarding the Township's support for the Pennsylvania Scenic Byways effort had been sent.

TOWNSHIP PROPERTIES COMMITTEE

Mr. Thorpe reported that the Supervisors had been meeting with various financial institutions to secure financing for the Turner's Mill project.

FINANCIAL ADVISORY BOARD

Mrs. Love D'Elia reported that a meeting had not been held during September, however, Board members were still awaiting a list of engineering duties for Camp Sunset Hill from Kelly Engineers and results of a recent tax collector's audit.

OLD BUSINESS

STONEBROOK I and II REVISIONS

Mr. Donaghue reported that the titles had inadvertently been switched for the resolutions previously approved by the Board for the Stonebrook I and II subdivisions. Accordingly, the corrections had been made. Mr. Donaghue suggested the Board reapprove the resolutions.

MOTION TO APPROVE RESOLUTION 2004-16 – STONEBROOK II Preliminary/Final Subdivision Application

Upon motion and second (D'Elia, Thorpe) the Board of Supervisors approved Resolution 2004-16, granting preliminary/final subdivision approval of the plan, subject to resolution of the 9 conditions and 13 waivers as listed therein.

MOTION TO APPROVE RESOLUTION 2004-17 – STONEBROOK I Preliminary/Final Subdivision Application

Upon motion and second (D'Elia, Thorpe) the Board of Supervisors approved Resolution 2004-17, granting preliminary/final subdivision approval of the plan, subject to resolution of the 8 conditions and 1 waiver as listed therein.

NEW BUSINESS

ROADMASTER APPOINTMENT

Mr. Thorpe announced that Joe Barakat, who has been serving as Assistant Roadmaster for several months, had agreed to assume the position of Township Roadmaster.

MOTION TO APPOINT ROADMASTER

Upon motion and second (Paul, D'Elia), the Board of Supervisors appointed Joe Barakat of Spring Lane to serve as Township Roadmaster for remainder of 2004. Compensation will remain at \$100 per month.

Bruce Prabel suggested filling the vacancy of Assistant Roadmaster as soon as possible to afford Joe a backup when necessary.

DEPUTY CODE ENFORCEMENT OFFICER

Mrs. Love D'Elia reported that due to the increase in workload for the Code Enforcement Officer within the Township, Board members have found it necessary to appoint a Deputy Code Enforcement Officer. Mr. Barakat had agreed to act in that

capacity.

MOTION TO APPOINT DEPUTY CODE ENFORCEMENT OFFICER

Upon motion and second (Paul, D'Elia), the Board of Supervisors appointed Joe Barakat of Spring Lane as Deputy Code Enforcement Officer.

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RED RIBBON WEEK RESOLUTION

Mrs. Love D'Elia reviewed the history of the Red Ribbon campaign and proposed the adoption of Resolution 2004-19 showing support of the campaign in Chadds Ford Township.

MOTION TO ADOPT RESOLUTION 2004-19 – RED RIBBON WEEK

Upon motion and second (D'Elia, Paul), the Board of Supervisors adopted Resolution 2004-19, commending the hard work and dedication of all those concerned individuals and groups for their efforts to eliminate alcohol and other drug abuse and to promote a drug free society and further declare October 23 through 31, 2004 Red Ribbon Week in Chadds Ford Township.

TURNER'S MILL PRELIMINARY/FINAL PLAN PRESENTATION

Mr. Jensen reviewed updated plans for the proposed renovation/addition to Turner's Mill. James Fritsch, PE, of Regester Associates, had been retained as an independent engineer to review the plans. Mr. Jensen noted that a recent enlargement by FEMA of the floodplain area necessitated a minor repositioning of the wastewater treatment plant. Mr. Milner, project architect, has completed ninety percent of his plans. Kelly Engineering has to make minor revisions to the site plans. The Township's application has been presented to HARB; the Zoning Hearing Board, and comments have been received from Delaware County Planning. Reviews by License and Inspections, Delaware County Conservation District and PennDOT for highway occupancy permits are pending. Mr. Donaghue presented Resolution 2004-20 for the Board's consideration.

MOTION TO APPROVE RESOLUTION 2004-20 – TURNER'S MILL

Upon motion and second (Paul, D'Elia), in order to preserve an irreplaceable historic building and provide the Township with a municipal building which will afford ample space for public meetings and municipal offices, the Board unanimously voted to approve

Resolution 2004-20, accepting as complete for filing plans drafted by Kelly Engineering, dated July 31, 2004, for construction of a municipal building and further authorizing the Township Solicitor and Township Engineer to proceed to obtain all approvals necessary from all governmental agencies and to prepare bid packages for all phases of the construction of the new municipal building.

COMMUNITY PIG ROAST

As a point of interest, Mr. Paul Vernon reported that the recent pig roast, a joint effort of the Chadds Ford Civic Association and Brandywine Baptist Church, had been very well attended by both church and community members. The Board of Supervisors commended Mr. Vernon on the church's efforts to bring community members together.

ESCROW RELEASES

The Township Secretary had prepared checks for the release of escrow funds after a review of outstanding bills, interest calculations where appropriate, and review by the Township Building Inspector. Mrs. Love D'Elia read the following information into the record:

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Applicant Released	Type of Escrow	Amount to be
Osborne	Interest Payment Only	\$ 32.85
William Mack	Huey Improvement Security	\$ 24,210.00
Jerome Heisler	Grading Escrow	\$ 700.00
Joan Zantizinger	Grading Escrow	\$ 700.00
George & Roseanne Mehring	ZHB Escrow	\$ 700.00
Lawrence Bellew	Grading Escrow	\$ 700.00
CHOP/Kid's First	ZHB Escrow	\$ 444.76
Brandywine Conservancy	SEPTA SD Escrow	\$ 5,000.00
Brandywine Conservancy	LD Application	\$ 4,500.00
Brandywine Cons/Hoffman's Mill	Grading Escrow	\$ 700.00
Barnard, Mezzanotte & Pinnie	ZHB Escrow	\$ 326.09
Brandywine Conservancy	Special Exception Escrow	\$ 700.00
Fisher's Carpet One	ZHB Escrow	\$ 282.50

MOTION TO APPROVE ESCROW RELEASES

Upon motion and second (D'Elia, Paul), the Board of Supervisors approved the release of escrows as read into the record by Mrs. Love D'Elia.

*MOTION TO APPROVE THIRD SECURITY IMPROVEMENT ESCROW RELEASE –
CORNERSTONE SUBDIVISION, Lot #2 and #3 Webb Road*

Upon motion and second (D'Elia, Paul), the Board of Supervisors approved the third improvement security escrow release of \$1250.10 for the Cornerstone subdivision on Webb Road.

*MOTION TO APPROVE FOURTH SECURITY IMPROVEMENT ESCROW RELEASE –
CORNERSTONE SUBDIVISION, Lot #2 and #3 Webb Road*

Upon motion and second (D'Elia, Paul), the Board of Supervisors approved the fourth improvement security escrow release of \$2520.45 for the Cornerstone subdivision on Webb Road.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:35 PM.

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary